



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Kim Rihman
DOCKET NO.: 21-04369.001-R-1
PARCEL NO.: 11-14-102-009

The parties of record before the Property Tax Appeal Board are Kim Rihman, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$58,413
IMPR.: \$207,201
TOTAL: \$265,614

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is improved with two dwellings¹ that are connected by enclosed breezeways. Improvement #1 is a 2-story dwelling of wood siding exterior construction with 3,332 square feet of living area that was constructed in 1950. This dwelling features a basement, central air conditioning, two fireplaces, and a 606 square foot detached garage. Improvement #2 is a 2-story dwelling of wood siding exterior construction with 3,516 square feet of living area that was constructed in 1997. This dwelling features a concrete slab foundation, central air conditioning, a 756 square foot attached garage, and a 648 square foot attached garage. The property has a 100,093 square foot site and is located in Green Oaks, Libertyville Township, Lake County.

¹ Details regarding the second dwelling were not reported by the appellant and are found in the subject's property record card presented by the board of review.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within 0.59 of a mile from the subject. The parcels range in size from 81,690 to 90,393 square feet of land area and are improved with 2-story homes of brick or frame exterior construction ranging in size from 2,817 to 3,950 square feet of living area. The dwellings were built from 1973 to 1977 with comparable #2 having an effective age of 1978. Each home has a basement, one of which has finished area,² central air conditioning, one to four fireplaces, and an attached garage ranging in size from 594 to 930 square feet of building area. The comparables sold from July to October 2020 for prices ranging from \$450,000 to \$619,000 or from \$156.71 to \$193.27 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$265,614. The subject's assessment reflects a market value of \$795,832 or \$116.21 per square foot of combined living area,³ land included, when using the 2021 three year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located from 0.32 of a mile to 2.33 miles from the subject. The parcels range in size from 40,291 to 409,028 square feet of land area and are improved with 2-story homes of brick, frame, or brick and frame exterior construction ranging in size from 5,238 to 6,829 square feet of living area. The dwellings were built from 1968 to 2004 with comparables #1 and #5 having effective ages of 1983 and 1994, respectively. Each home has a basement, central air conditioning, one to four fireplaces, and an attached garage ranging in size from 652 to 1,116 square feet of building area. Comparable #1 also has a 1,296 square foot detached garage. Comparables #1 and #2 each have an inground swimming pool and/or inground hot tub. Comparables #2 and #5 each have a tennis or sport court, comparable #4 has a barn and lean-to, and comparable #5 has a stable. The comparables sold from July 2020 to April 2021 for prices ranging from \$920,000 to \$1,500,000 or from \$154.34 to \$219.65 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables, due to substantial differences from the subject

² The appellant submitted a listing sheet for comparable #2, which describes finished basement area.

³ The subject has a combined 6,848 square feet of living area for both dwellings.

in dwelling size given the subject's two dwellings. The Board gives less weight to the board of review's comparables #4 and #5 which are located more than two miles from the subject and have significantly larger lots than the subject.

The Board finds the best evidence of market value to be the board of review's comparables #1, #2, and #3, which are more similar to the subject in location and site size, but have varying degrees of similarity to the subject in dwelling size, age, and features. These most similar comparables sold for prices ranging from \$920,000 to \$1,200,000 or from \$154.34 to \$208.77 per square foot of living area, including land. The subject's assessment reflects a market value of \$795,832 or \$116.21 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date:

November 21, 2023



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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